



8038 Route 60

8038 Route 60, Cassadaga, NY 14718



COMMERCIAL



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8038 Route 60

\$1,600,000

Attention investors and owner-users: this is a rare opportunity to acquire a fully operational, income-producing commercial property located along the highly traveled Route 60 corridor in Cassadaga, NY.

Positioned between Jamestown and Fredonia, this site benefits from strong regional connectivity and consistent daily traffic.

This 15,000+/- SF retail property sits on 4.0+/- acres with approximately 338 feet of frontage and offers multiple revenue streams through established, in-place businesses. Three businesses in one location providing diversified income: This property features a well-established retail supermarket (12,000+/- SF) fully equipped with: Full-service deli and restaurant seating, Hardware section, Butcher shop, Gasoline pumps. Additional income-producing components include:...

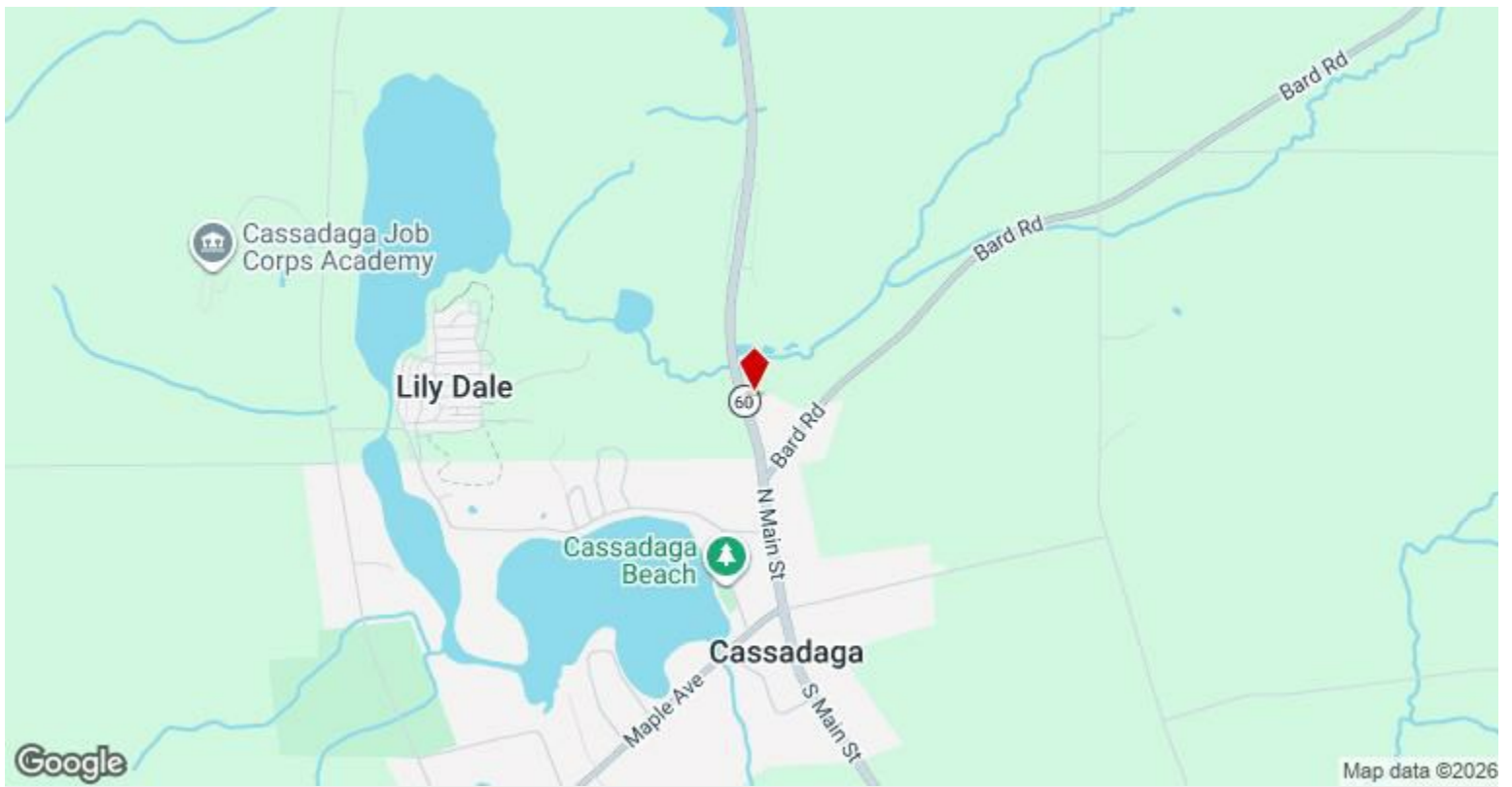
- Approx. 15,000+/- SF building on 4.0+/- acres
- 338' frontage on Route 60 with excellent visibility
- 65+ parking spaces for customers and employees
- Sale includes furniture, fixtures, and equipment (FF&E)



Price:	\$1,600,000
Property Type:	Retail
Property Subtype:	Supermarket
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	3.75 AC
Gross Building Area:	15,000 SF
No. Stories:	1
Year Built:	1985
Tenancy:	Multi
Parking Ratio:	4.33/1,000 SF
No. Dock-High Doors/Loading:	1
Zoning Description:	454
APN / Parcel ID:	065889-181-016-0001-012-000
Walk Score ®:	20 (Somewhat friendly)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Valero	-	



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Property Photos



IMG-8984



IMG_8998

Property Photos



Property Photos



Property Photos



Property Photos



Interior Photo

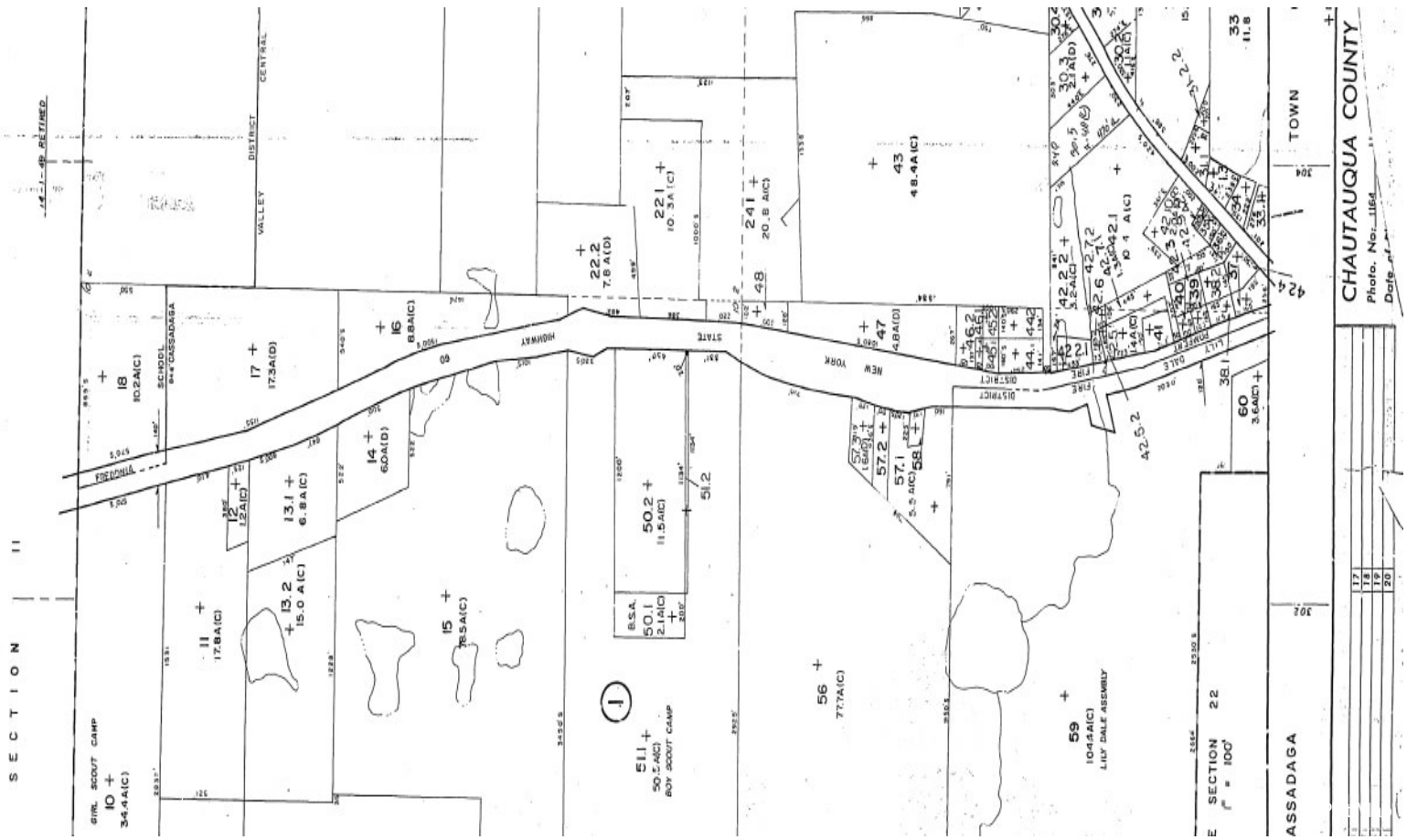


Interior Photo

Property Photos



Property Photos



Building Photo

Property Photos

